



RURAL AND CRITICAL LANDS PRESERVATION BOARD

Thursday, June 13, 2019, 3:00 p.m.

Beaufort-Jasper Water and Sewer Authority

Conference Room

6 Snake Road, Okatie, SC 29909

Phone: (843) 255-2140

Members:

Michael Mathews, District 9 (Chair)
Richard Walls, District 7
Bob Bender, District 4
Terry Hill, District 6
Douglas Koop, District 5
Walter Mack, District 3
Gail O'Kane, District 11
Dorothy Scanlin, District 10
Beekman Webb, District 2 (Vice Chair)
Arthur Baer, District 1
Vacant, District 8

Staff:

Eric Greenway, Planning Director
Amanda Flake, Natural Resources Planner

AGENDA

1. CALL TO ORDER AND WELCOME
2. REVIEW OF AGENDA
3. CITIZEN COMMENTS
4. REVIEW OF MINUTES FROM MAY 07, 2019 ([backup](#))
5. REGULAR SESSION
 - A. Port Royal Sound Mapping Presentation
 - B. Greenprint Update
 - C. R&C Ordinance Update
 - D. Mobley Tract Ranking Exercise
6. OTHER
 - A. Next Meeting: Thursday, July 11, 2019, 3:00 p.m., Beaufort Jasper Water and Sewer Authority Conference Room, 6 Snake Road, Okatie, SC 29909.

BEAUFORT COUNTY RURAL AND CRITICAL LANDS PRESERVATION BOARD

The Beaufort County Rural and Critical Lands Preservation Board (hereafter referred to as the Board) was held on Tuesday, May 7, 2019, 3:00 p.m., at the Port Royal Sound Foundation Classroom, 310 Okatie Highway, Okatie, SC.

MEMBERS PRESENT:

Mr. Mike Mathews (Chair)
Mr. Douglas Koop
Ms. Gail O’Kane
Mr. Arthur Baer

Mr. Terry Hill
Mr. Walter Mack
Mr. Beekman Webb (Vice Chair)

MEMBERS ABSENT:

Ms. Dorothy Scanlin
Mr. Bob Bender
Mr. Richard Walls

STAFF PRESENT:

Mr. Eric Greenway, Beaufort County Community Development Director
Ms. Amanda Flake, Beaufort County Natural Resources Planner
Ms. Barbara Holmes, Beaufort County Open Land Trust
Ms. Diane McMaster, Beaufort County Community Development Senior Admin

GUESTS PRESENT:

Ms. Kristin Williams, Beaufort County Open Land Trust
Mr. Paul Sommerville, Beaufort County Council
Ms. Alice Howard, Beaufort County Council
Ms. Kim Fleming, USMC
Ms. Rikki Parker, Coastal Conservation League

CALL TO ORDER AND WELCOME (STAFF AND GUEST INTRODUCTIONS)

Chairman Mike Mathews called the meeting to order at 3:00 p.m.

REVIEW OF AGENDA

Chairman Mathews made a motion to add the WalCam property update as Agenda item 4 under Regular Session, 5. B. Ms. Gail O’Kane seconded the motion, and there was unanimous approval from the Board.

CITIZEN COMMENTS

There were none.

REVIEW OF MINUTES

Chairman Mathews asked if there were any changes to the April 11, 2019, Board meeting minutes. Mr. Douglas Koop requested one revision on Page 2 under the Procedural Changes heading.

Chairman Mathews made a motion requesting the word “and” be deleted from the first sentence on Page 2 under **Procedural Changes and R&C Board’s Role**. Mr. Arthur Baer seconded the motion with all Board members agreeing to accept said minutes, with the one (1) requested revision, except Mr. Beekman Webb and Mr. Walter Mack who abstained due to their absence during the April 11, 2019, Board meeting.

REGULAR SESSION

Chairman Mathews stated that he anticipated a group meeting/workshop amongst Community Development staff, R&C Board members, and BCOLT regarding R&C Land Acquisition Procedures. Councilman Brian Flewelling is coordinating this pending, group meeting.

Ms. Barbara Holmes, Beaufort County Open Land Trust, gave a presentation on the 2020 Greenprint process. An outside consulting firm will be hired to assist with the seven-step process noted below:

- Demonstrate Program Achievements
- Complete Beaufort County Static Mapping
- Meet with Stakeholder/Partners to Discuss Maps, Narrative, and Priorities
- Prepare Public Draft Greenprint Maps and Narrative
- Public Input Workshops on Draft Greenprint/Narrative in Planning Areas
- Incorporate Public Input and Finalize Greenprint/Narrative
- Final Presentation for County Council Adoption and Approval

Project Update – Cleland status (Information)

This is a 40-acre tract in Bluffton located at the head waters of the Okatie River. Beaufort County Council rescinded their original offer (Phase I) due to potential environmental issues which would require further testing. County Council has approved a Phase II.

Project Update – Longwood PDR (Introduction) [PDR - Purchase Developmental Rights]

This is a 220-acre tract of forested upland, freshwater wetland, and 50 acres of salt marsh (not King’s Grant) meaning that the State most likely owns the 50-acre salt marsh area. The property is zoned T2R Rural, and the landowner intends to retain some development rights, and a conservation easement is to be granted. County Staff/Contractor recommendation is to move the project forward to the Natural Resources Committee for due diligence approval. Chairman Mathews made a motion authorizing due diligence and sending this project to the Natural Resources Committee for action, seconded by Mr. Baer. All Board members were in favor of the motion.

Project Update – Pineview Fee Simple Acquisition Proposal (Introduction)

This is a 108-acre tract of mostly upland forested habitats with some isolated depression wetlands surrounded by residential homes. The property appraised for \$3.4M in December 2018. Currently, there is active hunting on the property evidenced by stands and feeders. There is a high potential for passive recreation: kayak launch at creek, hiking/horseback riding trails, and wildlife viewing. Note: The Natural Resources Committee approved due diligence 03/18/19.

Project Update – WalCam (Information)

Mr. Eric Greenway, Beaufort County Community Development Director, explained the current status of the WalCam project stating that the Natural Resources Committee stopped all negotiations regarding the proposed land swap after WalCam changed the terms of their original offer. WalCam was no longer willing to allow the County to retain \$30,000 in revenue from the first timber cut on property involved in the swap.

EXECUTIVE SESSION

Chairman Mathews made a motion at 4:19 p.m., seconded by Mr. Arthur Baer, to adjourn the Regular Session and move into Executive Session. The motion carried unanimously to enter into Executive Session. At 4:47 p.m., Chairman Mathews adjourned the Executive Session and reconvened Regular Session.

MATTERS ARISING OUT OF EXECUTIVE SESSION

Chairman Mathews entertained a motion recommending the Natural Resources Committee pursue the Dale 2019 PDR project under the terms and conditions as discussed in Executive Session. Mr. Arthur Baer made the motion to move the project forward to NRC, seconded by Ms. Gail O’Kane. The motion carried unanimously.

MOBLEY TRACT RANKING EXERCISE

Chairman Mathews asked all Board members to proceed individually with the Mobley ranking exercise. Results will be discussed at the next Board meeting.

ADJOURNMENT

With no further business, Chairman Mathews adjourned the meeting at 5:00 p.m.

Submitted by: Diane McMaster, Beaufort County Community Development
Senior Administrative Specialist

Approved: _____
Mike Mathews, Chairman
Beaufort County Rural and Critical Lands Preservation Board

Date: _____